

1 **MINUTES FOR THE JOINT MEETING OF THE PLAN COMMISSION**
2 **& ECONOMIC DEVELOPMENT COMMITTEE**
3 **TUESDAY, DECEMBER 15, 2015**
4 **Sister Bay-Liberty Grove Fire Station – 2258 Mill Road**
5

6 The December 15, 2015 joint meeting of the Plan Commission and the Economic Development
7 Committee was called to order by Plan Commission Chair and Economic Development
8 Committee member Dave Lienau at 5:31 P.M.
9

10 **Present:** Chairperson Lienau, Plan Commission members Scott Baker, Don Howard and Marge
11 Grutzmacher, Economic Development Committee Chair Larry Gajda, and Economic
12 Development Committee members Dan Mortier, Bill Chaudoir and Denise Bhirdo. Plan
13 Commission member Nate Bell arrived at 5:19 P.M.
14

15 **Excused:** Plan Commission member Eric Lundquist, and Economic Development Committee
16 member Mike Flood.
17

18 **Absent:** Economic Development Committee member Jimmy Grasse.
19

20 **Others:** Ron and Lisa MacDonald, Ron Kane, Laddie Chapman and Jennifer Damiani.
21

22 **Staff Members:** Village Administrator Zeke Jackson, Finance Director Tasha Rass and Assistant
23 Administrator Janal Suppanz.
24

25 **Comments, correspondence and concerns from the public:**

26 Lienau noted that no new correspondence had been received, and then asked if anyone wished
27 to comment regarding a non-agenda item. No one responded.
28

29 Jackson then introduced Tasha Rass, the new Finance Director, and the
30 Commission/Committee members welcomed her.
31

32 **Approval of the agenda:**

33 *A motion was made by Baker, seconded by Grutzmacher that the Agenda for the December*
34 *15, 2015 joint meeting of the Plan Commission and the Economic Development Committee be*
35 *approved as presented. Motion carried – All ayes.*
36

37 **Approval of minutes as published:**

38 **As to the minutes for the October 27, 2015 meeting of the Plan Commission:**

39 *A motion was made by Howard, seconded by Grutzmacher that the minutes for the October*
40 *27, 2015 meeting of the Plan Commission be approved as presented. Motion carried – All ayes.*
41

42 **Business Items:**

43 **5. Public hearing on a request for a CSM for Parcel No. 181-00-06312844P and Parcel No.**
44 **181-00-06312844F, which property is located on Chalet Lane; Discussion on the proposed**
45 **CSM; consider a motion to refer the matter on to the Village Board for approval:**

46 *At 5:02 P.M. Lienau recused himself due to a conflict of interest and had a seat in the audience,*
47 *and Jackson assumed the Chairperson duties.*
48
49

1 At 5:03 P.M. Jackson called the public hearing on a request for a CSM for Parcel No. 181-00-
2 06312844P and Parcel No. 181-00-06312844F which was submitted by Dave Lienau to order.
3 Lienau would like to combine the previously mentioned lots and record the CSM which was
4 included in the meeting packets in the Office of the Register of Deeds for Door County so that
5 he has two buildable lots on Chalet Lane.

6
7 At 5:09 P.M. Jackson asked if anyone wished to comment regarding the proposed CSM, and
8 when no one responded he declared that the public hearing was closed.
9

10 A motion was made by Howard, seconded by Baker that the Plan Commission recommends
11 that the CSM for Parcel No. 181-00-06312844P and Parcel No. 181-00-06312844F, which
12 property is owned by Dave Lienau and is located on Chalet Lane, be approved as presented.
13 Motion carried – All ayes.
14

15 **Item No. 1. Consider a motion to convene into closed session pursuant to Wis. Stats.,**
16 **§19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investment of**
17 **public funds, or conduct other specified public business, whenever competitive or bargaining**
18 **reasons require a closed session:**

19 At 5:11 P.M. a motion was made by Gajda, seconded by Baker that the Plan Commission and
20 the Economic Development Committee convene into closed session pursuant to Wis. Stats.,
21 §19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investment of
22 public funds, or conduct other specified public business, whenever competitive or bargaining
23 reasons require a closed session.
24

25 A roll call vote was taken on that motion and the Commission/Committee members voted in
26 the following fashion:
27

28 Bhirdo – Aye; Chaudoir – Aye; Grutzmacher – Aye; Howard – Aye; Lienau – Aye; Gajda – Aye;
29 Baker – Aye; Mortier – Aye.
30

31 Motion carried.
32

33 **Item No. 2. Consider a motion to reconvene into open session:**

34 At 5:40 P.M. a motion was made by Gajda, seconded by Bell that the Plan Commission and the
35 Economic Development Committee reconvene into open session. Another roll call vote was
36 taken on that motion, and the Commission/Committee members again voted in the following
37 fashion:
38

39 Bhirdo – Aye; Chaudoir – Aye; Grutzmacher – Aye; Howard – Aye; Lienau – Aye; Gajda – Aye;
40 Baker – Aye; Mortier – Aye.
41

42 Motion carried.
43

44 **Item No. 3. Consider a motion to take action, if required:**

45 No formal action was taken.
46

47 **Item No. 7. Report by the Zoning Administrator regarding development activities, various**
48 **enforcement actions, and issuance of Sign and Zoning Permits:**

49 Jackson gave the following oral report:

- The Village has received an offer for the Braun property. Up until now that property has been marketed as one large contiguous parcel, but the person who has submitted the offer to purchase has requested that the property be lotted off. One of the best hotel recruiting companies in the country marketed the property as one contiguous parcel for quite some time, and there also has been a large "For Sale" sign posted on it, but until now no one has expressed interest in actually purchasing any of it.

Gajda noted that since there has been little or no interest in purchasing the property as one contiguous parcel, he believes it might be wise to lot it off, but he would like to see a formal site plan created.

Bhirdo agreed with Gajda, and indicated that she "felt deep down that we were never going to get that big development" on the Braun property. Therefore, she thinks it makes sense to come up with a different development plan for the property. She also believes it might make sense to lot it off. She does not want to see "rows of buildings" but would like to see walking paths created, and believes something should be done to "fill in the missing teeth" downtown. Bhirdo believes serious conversations should take place regarding what is needed in Sister Bay, and how best the Braun property can serve the needs of residents as well as visitors to the area.

Dan Mortier indicated that he believes the idea of lotting off the Braun property should be considered as a viable alternative and he is "completely on board" with the concept, but he does not like the preliminary plan which has been presented to the Commission/Committee members.

Chaudoir indicated that he firmly believes discussion should take place regarding the actual financial status of the TIF District. If it is not possible to offer developer incentives there probably is no other alternative to lotting the Braun property off.

It was eventually the consensus that the Economic Development Committee should be asked to address this issue at length and make a formal recommendation regarding the preferred course of action.

At 5:54 P.M. a motion was made by Baker, seconded by Bhirdo that the Plan Commission and Economic Development Committee reconvene into closed session pursuant to Wis. Stats., §19.85(1)(e) to deliberate or negotiate the purchase of public properties, the investment of public funds, or conduct other specified public business, whenever competitive or bargaining reasons require a closed session.

A roll call vote was taken on that motion, and the Commission/Committee members voted in the following fashion:

Bhirdo – Aye; Chaudoir – Aye; Grutzmacher – Aye; Howard – Aye; Lienau – Aye; Gajda – Aye; Baker – Aye; Mortier – Aye.

Motion carried.

1 At 5:59 P.M. a motion was made by Lienau, seconded by Baker that the Plan Commission and
2 the Economic Development Committee reconvene into open session. Another roll call vote was
3 taken on that motion, and the Commission/Committee members again voted in the following
4 fashion:

5
6 Bhirdo – Aye; Chaudoir – Aye; Grutzmacher – Aye; Howard – Aye; Lienau – Aye; Gajda – Aye;
7 Baker – Aye; Mortier – Aye.

8
9 Motion carried.

10
11 Again, no formal action was taken.

12
13 **Item No. 6. Discussion on the review process for commercial projects; Consider a motion for**
14 **action if necessary:**

15 **Item No. 7. Continuation of the report by the Zoning Administrator regarding development**
16 **activities, various enforcement actions, and issuance of Sign and Zoning Permits:**

17 **Item No. 8. Matters to be placed on a future agenda or referred to a committee,**
18 **official or employee:**

19 A motion was made by Lienau, seconded by Baker that Agenda Item No. 6 – Discussion
20 on the review process for commercial projects; Consider a motion for action if
21 necessary; Agenda Item No. 7 – Continuation of the report by the Zoning Administrator
22 regarding development activities, various enforcement actions, and issuance of sign and
23 zoning permits, and Agenda Item No. 8 – Matters to be placed on a future agenda or
24 referred to a committee, official or employee shall be tabled until the next meeting of
25 the Plan Commission.

26
27 **Adjournment:**

28 A motion was made by Baker, seconded by Gajda to adjourn the joint meeting of the Plan
29 Commission and Economic Development Committee at 6:01 P.M. Motion carried – All ayes.

30
31 Respectfully submitted,

32 

33 Janal Suppanz,
34 Assistant Administrator